

120.0

Map

0005

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 877,400 /

USE VALUE: 877,400 /

ASSESSED: 877,400 /

Total Card /

Total Parcel

877,400

877,400

877,400

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

127

WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PALLETT A MATTHEW & LEEANNA M

Owner 2: TRS/PALLETT 2017 FUNDING TRUST

Owner 3:

Street 1: 127 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: PALLETT A MATTHEW -

Owner 2: PALLETT LEEANNA M -

Street 1: 127 WINCHESTER RD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 2040 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

7794

Sq. Ft.

Site

0

70.

0.84

5

457,676

457,700

2022

101

FV

419,100

600

7,794.

457,700

877,400

Year end

12/23/2021

2021

101

FV

405,800

600

7,794.

457,700

864,100

Year End Roll

12/10/2020

2020

101

FV

405,900

600

7,794.

457,700

864,200

864,200

Year End Roll

12/18/2019

2019

101

FV

327,000

600

7,794.

464,200

791,800

791,800

Year End Roll

1/3/2019

2018

101

FV

327,000

600

7,794.

346,500

674,100

674,100

Year End Roll

12/20/2017

2017

101

FV

327,000

600

7,794.

313,800

641,400

641,400

Year End Roll

1/3/2017

2016

101

FV

327,000

600

7,794.

300,800

628,400

628,400

Year End

1/4/2016

2015

101

FV

302,900

600

7,794.

255,000

558,500

558,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

PALLET A MATTH

69103-121

4/5/2017

Convenience

99

No

No

SANTOS ALBERTIN

51215-53

5/23/2008

561,000

No

No

SANTOS ALBERTIN

49195-387

3/29/2007

Family

99

No

No

WALATA MARK E

42908-544

5/27/2004

532,000

No

No

SCHAFER MARIE

28890-169

7/28/1998

280,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

12/22/2016

1556

Add Bath

13,000

O

redo 2nd fl bath

11/30/2016

1476

Solar Pa

3,000

C

10/24/2016

1298

Porch

7,300

O

shed roof over dec

7/20/2016

1009

Solar Pa

9,500

7/20/2016

Install 22 solar p

7/14/2015

945

Alterati

5,460

7/14/2015

Remove 12 ft long

12/4/2013

1764

Manual

14,350

C

7/31/2009

654

New Wind

2,100

9/28/2005

881

Redo Bas

33,000

C

G7

GR FY07

2/8/2005

80

Re-Roof

6,000

C

Date

Result

By

Name

11/12/2018

MEAS&NOTICE

BS

Barbara S

2/6/2014

Info Fm Prmt

EMK

Ellen K

12/5/2008

Meas/Inspect

345

PATRIOT

9/23/2005

MLS

BR

B Rossignol

8/27/2004

MLS

MM

Mary M

2/18/2000

Mailer Sent

2/15/2000

Measured

268

PATRIOT

1/1/1982

CM

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

EXTERIOR INFORMATION

Type:	5	- Cape
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1958	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G7	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	5	- Lino/Vinyl	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal:		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	150	A	AV	2000	4.75	T	15.2	101			600			600

More: N Total Yard Items: 600 Total Special Features: Total: 600

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	VG	- Very Good	4.6%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6%	

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj \$ / SQ:	146.985
Other Features:	118237
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439328
Depreciation:	20209
Depreciated Total:	419119

COMMENTS

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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 4		Baths: 2		HB 1					

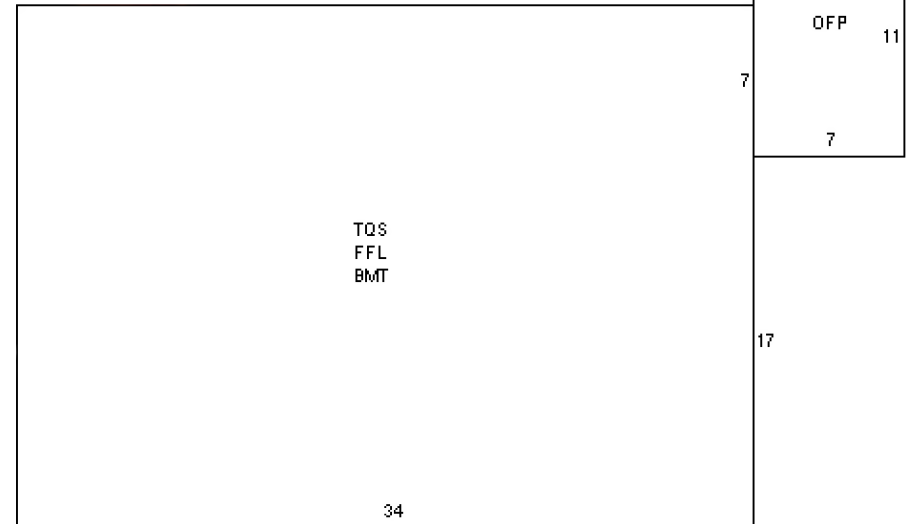
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	816	83.780	68,366	
FFL	First Floor	816	146.990	119,940	
TQS	3/4 Story	612	146.990	89,955	
OFP	Open Porch	77	37.540	2,891	
Net Sketched Area:		2,321	Total:	281,152	
Size Ad	1428	Gross Area	2525	FinArea	2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB		75	G

IMAGE

AssessPro Patriot Properties, Inc

